



PLANNING COMMISSION SUMMARY OF ACTIONS

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SMD

June 22, 2006

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PRESENT: Commissioners Alcorn, Byers, de la Fe, Hall, Harsel, Hart, Hopkins, Koch, Lawrence, Lusk, Murphy

ABSENT: Commissioner Wilson

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The meeting was called to order at 7:30 p.m. by Chairman Peter F. Murphy, Jr.

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COMMISSION MATTERS

APR 05-II-3F (Braddock District)

Commissioner Harsel MOVED THAT THE PLANNING COMMISSION ACCEPT THE WITHDRAWAL OF APR 05-II-3F.

Commissioner de la Fe seconded the motion which carried unanimously with Commissioner Wilson absent from the meeting.

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Commissioner Alcorn noted that the Transit-Oriented Development Committee would meet on Thursday, July 6, 2006, at 7:00 p.m., in Conference Rooms 2/3 in the Government Center. He said the public and Commissioners were encouraged to attend.

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Commissioner Alcorn also announced that the Land Use Information Accessibility Advisory Group would meet on Wednesday, July 12, 2006, at 7:15 p.m., in Conference Rooms 9/10 in the Government Center, and again encouraged everyone to attend.

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Commissioner Alcorn pointed out that the June 22, 2006 edition of the Washington Post contained an article about the new Braddock District reminiscence, *Braddock's True Gold*, with a nice picture of Commissioner Harsel. Commissioner Harsel reminded everyone that the book was available for sale in the County's Office of Maps and Publications, the Braddock District Supervisor's office, the City of Fairfax Museum and Visitors Center, the Fairfax Station Railroad Museum, and Burke Florist.

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Chairman Murphy recognized Susan Donovan, Deputy Clerk to the Planning Commission, who was transferring to the Fairfax – Falls Church Community Services Board. He thanked her for her valuable work with the Commission and wished her well in all future endeavors.

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Commissioner Byers MOVED THAT THE PLANNING COMMISSION FURTHER DEFER THE DECISION ONLY ON 2232-V05-22, OMNIPOINT COMMUNICATIONS CAP OPERATIONS LLC, TO A DATE CERTAIN OF JULY 13, 2006 WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

Commissioner Hall seconded the motion which carried unanimously with Commissioner Wilson absent from the meeting.

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FS-D06-24 - T-MOBILE, 1205 Dolley Madison Avenue
FS-V06-23 – T-MOBILE, 8905 Ox Road

Without objection, Commissioner Murphy MOVED THAT THE PLANNING COMMISSION CONCUR WITH CONSENT AGENDA ITEMS, FS-D06-24 AND FS-V06-23.

The motion carried unanimously with Commissioner Wilson absent from the meeting.

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FS-H05-42 - NEXTEL COMMUNICATIONS OF THE MID-ATLANTIC, INC., 1760 Reston Parkway

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION CONCUR THAT THE DETERMINATION FOR THE TELECOMMUNICATIONS FACILITY PROPOSED BY NEXTEL COMMUNICATIONS, AS AMENDED BY THIS ADDENDUM, FOR AN EXISTING ROOFTOP LOCATED AT 1760 RESTON PARKWAY, FS-H05-42, IS IN CONFORMANCE WITH THE PROVISIONS OF THE ADOPTED COMPREHENSIVE PLAN AND SHOULD BE CONSIDERED A "FEATURE SHOWN."

Commissioner Hopkins seconded the motion which carried unanimously with Commissioner Wilson absent from the meeting.

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RZ 2006-LE-002 - HILLTOP SAND AND GRAVEL COMPANY, INC.
SE 2005-LE-027 - HILLTOP SAND AND GRAVEL COMPANY, INC.
RZ 2006-LE-003 - PINEY RUN DEVELOPMENT, LLC
SE 2005-LE-028 - PINEY RUN DEVELOPMENT, LLC (Decisions Only)
(Public Hearing was held on June 15, 2006)

Commissioner Lusk MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD OF SUPERVISORS APPROVE RZ 2006-LE-002, SUBJECT TO EXECUTED DRAFT PROFFERS CONSISTENT WITH THOSE DATED JUNE 20, 2006.

Commissioner Lawrence seconded the motion which carried by a vote of 8-0-2 with Commissioners Alcorn and Hart abstaining; Commissioner Byers not present for the vote; Commissioner Wilson absent from the meeting.

Commissioner Lusk MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD OF SUPERVISORS APPROVE SE 2005-LE-027, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS WHICH ARE DATED JUNE 21, 2006.

Commissioner Lawrence seconded the motion which carried by a vote of 9-0-2 with Commissioners Alcorn and Hart abstaining; Commissioner Wilson absent from the meeting.

Commissioner Lusk MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD OF SUPERVISORS APPROVE THE REQUESTED MODIFICATIONS OF TRANSITIONAL SCREENING:

- 1) ALONG THE EASTERN BOUNDARY IN FAVOR OF THE EXISTING VEGETATION ASSOCIATED WITH PINEY RUN;
- 2) ALONG THE SOUTHERN BOUNDARY IN FAVOR OF THE GDP/SE PLAT AND THE PROPOSED DEVELOPMENT CONDITIONS;
- 3) ALONG THE BOUNDARIES OF PARCEL 17, 19, AND 20 IN FAVOR OF THE LANDSCAPING SHOWN IN THE GDP/SE PLAT AND THE PROPOSED DEVELOPMENT CONDITIONS; AND
- 4) ALONG THE NORTHERN BOUNDARY AS SHOWN IN THE GDP/SE PLAT.

Commissioner Lawrence seconded the motion which carried by a vote of 9-0-2 with Commissioners Alcorn and Hart abstaining; Commissioner Wilson absent from the meeting.

Commissioner Lusk MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD OF SUPERVISORS WAIVE THE BARRIER REQUIREMENT ALONG ALL BOUNDARIES.

Commissioner Lawrence seconded the motion which carried by a vote of 9-0-2 with Commissioners Alcorn and Hart abstaining; Commissioner Wilson absent from the meeting.

Commissioner Lusk MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD OF SUPERVISORS APPROVE A MODIFICATION OF ADDITIONAL STANDARD NUMBER THREE OF SECTION 9-529 TO ALLOW THE PROPOSED PARKING LOT LOCATED ON TELEGRAPH ROAD AND ACROSS FROM FORT BELVOIR WITHIN 50 FEET OF THE PROPERTY THAT IS IN AN R DISTRICT.

Commissioner Lawrence seconded the motion which carried by a vote of 9-0-2 with Commissioners Alcorn and Hart abstaining; Commissioner Wilson absent from the meeting.

Commissioner Lusk MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD OF SUPERVISORS APPROVE RZ 2006-LE-003, SUBJECT TO THE EXECUTION OF THE DRAFT PROFFERS DATED JUNE 20, 2006.

Commissioner Lawrence seconded the motion which carried by a vote of 9-0-2 with Commissioners Alcorn and Hart abstaining; Commissioner Wilson absent from the meeting.

Commissioner Lusk MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD OF SUPERVISORS APPROVE SE 2005-LE-028, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED JUNE 21, 2006.

Commissioner Lawrence seconded the motion which carried by a vote of 9-0-2 with Commissioners Alcorn and Hart abstaining; Commissioner Wilson absent from the meeting.

Commissioner Lusk MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD OF SUPERVISORS APPROVE A MODIFICATION OF THE TRANSITIONAL SCREENING YARD REQUIREMENTS ALONG THE NORTHERN, EASTERN, AND WESTERN BOUNDARIES.

Commissioner Lawrence seconded the motion which carried by a vote of 9-0-2 with Commissioners Alcorn and Hart abstaining; Commissioner Wilson absent from the meeting.

Commissioner Lusk MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD OF SUPERVISORS WAIVE THE BARRIER REQUIREMENT ALONG ALL BOUNDARIES.

Commissioner Lawrence seconded the motion which carried by a vote of 9-0-2 with Commissioners Alcorn and Hart abstaining; Commissioner Wilson absent from the meeting.

Commissioner Lusk MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD OF SUPERVISORS MODIFY THE AGE LIMITATIONS CONTAINED IN PARAGRAPH 1, SECTION 9-306, TO 55 YEARS OF AGE, IN LIEU OF 62 YEARS OF AGE.

Commissioner Lawrence seconded the motion which carried by a vote of 8-0-3 with Commissioners Alcorn, Harsel, and Hart abstaining; Commissioner Wilson absent from the meeting.

Commissioner Lusk MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD OF SUPERVISORS MODIFY THE HEIGHT LIMITATION IN PARAGRAPH 9 OF SECTION 9-306, TO ALLOW A BUILDING THAT IS UP TO 65 FEET IN HEIGHT, IN LIEU OF 50 FEET IN HEIGHT.

Commissioner Lawrence seconded the motion which carried by a vote of 9-0-2 with Commissioners Alcorn and Hart abstaining; Commissioner Wilson absent from the meeting.

Commissioner Lusk MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD OF SUPERVISORS APPROVE RESOURCE PROTECTION AREA WAIVER 00739-WRPA-003-1, TO ALLOW A STORMWATER MANAGEMENT FACILITY WITHIN THE PINEY RUN RPA, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS CONTAINED IN APPENDIX TEN OF THE JUNE 1, 2006 STAFF REPORT.

Commissioner Lawrence seconded the motion which carried by a vote of 8-0-3 with Commissioners Alcorn, Harsel, and Hart abstaining; Commissioner Wilson absent from the meeting.

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AREA PLANS REVIEW (Braddock and Springfield Districts)

The Commission held the second of four scheduled public hearings on proposed nominations to amend the Comprehensive Plan under the South County Area Plans Review process. The purpose of the Review is to assess changing conditions that may warrant Plan amendments to adhere to land use planning objectives. The Commission received testimony from 10 speakers on 15 items in the Braddock District and 6 speakers on 6 items in the Springfield District. Markup of these items is scheduled for July 26, 2006.

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The meeting was adjourned at 9:45 p.m.
Peter F. Murphy, Jr., Chairman